



Westfield Road, Manea PE15 0JG

welcome to

Westfield Road, Manea

**** NO ONWARD CHAIN **** Four Bedroom Detached House - Village Of Manea - Lounge plus Separate Dining Room - Kitchen/ Breakfast Room - Utility Room - Ground Floor W.C - Mature Gardens PLUS Extensive Workshop / Parking areas to the rear **** Viewing Recommended ****



Entrance Door

to

Hall

Stairs leading off.

Lounge

13' 11" x 11' 2" (4.24m x 3.40m)

Window to front. Radiator. Feature fireplace with tiled hearth and mantel. Window to side. Laminate flooring.

Kitchen / Breakfast Room

22' 7" x 9' 11" (6.88m x 3.02m)

Tiled floor. Range of wall and base units with worktops and upstands. Sliding door to rear garden. Window to rear. Single drainer sink. Aerial point.

Utility Room

6' 5" x 4' 1" (1.96m x 1.24m)

Recess housing wc. Window to side. Additional work surfaces. Tiled flooring. Door to rear.

Ground Floor W.C

Window to side. Tiled flooring. Part tiled walls. Low level wc. Vanity wash hand basin.

Dining Room / Reception Two

14' 6" max x 13' 10" (4.42m max x 4.22m)

Window to front. Radiator. Feature fireplace with tiled surround and mantel. Telephone point. Aerial point.

Stairs To First Floor Landing

Loft access.

Bedroom One

13' 11" x 11' 5" (4.24m x 3.48m)

(measured to fitted wardrobes) Windows to front. Fitted wardrobes to one wall. Radiator. Storage area over the stairs.

Bedroom Two

13' 11" x 9' 1" (4.24m x 2.77m)

(measured into wardrobes) Window to front. Fitted wardrobes to one wall. Radiator.

Bedroom Three

9' 10" x 9' 10" (3.00m x 3.00m)

Window to rear. Radiator. Aerial point.

Bedroom Four

12' 5" x 6' 10" (3.78m x 2.08m)

Loft access. Window to rear. Radiator.

Bathroom

Vinyl flooring. Pedestal wash hand basin. Low level wc. Panelled bath with mixer taps. Corner shower cubicle with mixer taps. Radiator. Extractor fan.

Outside

Front garden is enclosed with fence and shrubs bordering.

To the rear the property has vehicular access, extensive parking area with multi vehicles and access to rear workshops.

Rear garden has patio seating areas and raised decking area. Extensive side garden which is mainly laid to grass with trees and shrubs bordering. Workshop space.



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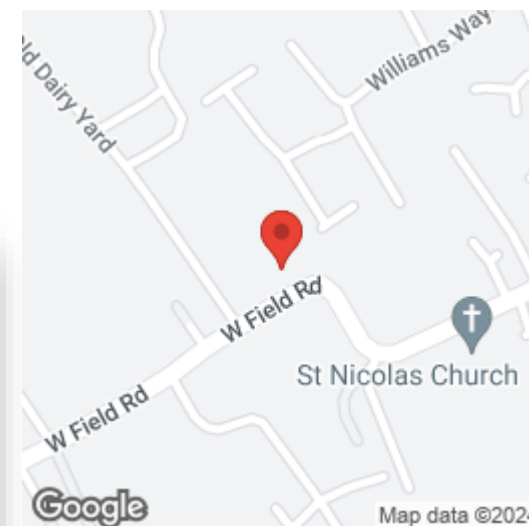
- NO ONWARD CHAIN
- Four Bedroom Detached House
- Village Location
- Generous Gardens & Extensive Parking
- Kitchen / Breakfast Room plus Utility Room
- Workshop Area
- Lounge plus Separate Dining Room / Reception Two

Tenure: Freehold
EPC Rating: F

£310,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Please note the marker reflects the
postcode not the actual property

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Property Ref:
MCH113461 - 0002

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